

160.0

0001

0016.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

904,500 / 904,500

USE VALUE:

904,500 / 904,500

ASSESSED:

904,500 / 904,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
100		HILLSIDE AVE, ARLINGTON

**OWNERSHIP**

Owner 1:	CALI BRIAN M & EVETT SOPHIA	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 100 HILLSIDE AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1:	CALI BRIAN M & EVETT SOPHIA -
Owner 2:	-

Street 1: 100 HILLSIDE AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**NARRATIVE DESCRIPTION**

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1911, having primarily Vinyl Exterior and 1643 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	8									441,000						441,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							7000.000		458,500		5,000		441,000		904,500							
Total Card							0.161		458,500		5,000		441,000		904,500		Entered Lot Size					
Total Parcel							0.161		458,500		5,000		441,000		904,500		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

**PREVIOUS ASSESSMENT**

Parcel ID									160.0-0001-0016.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	458,400	5000	7,000.	441,000	904,400	904,400	Year End Roll	12/18/2019
2019	101	FV	350,900	5000	7,000.	441,000	796,900	796,900	Year End Roll	1/3/2019
2018	101	FV	328,800	5000	7,000.	390,600	724,400	724,400	Year End Roll	12/20/2017
2017	101	FV	328,800	5000	7,000.	327,600	661,400	661,400	Year End Roll	1/3/2017
2016	101	FV	328,800	5000	7,000.	327,600	661,400	661,400	Year End	1/4/2016
2015	101	FV	306,600	5000	7,000.	283,500	595,100	595,100	Year End Roll	12/11/2014
2014	101	FV	306,600	5000	7,000.	274,100	585,700	585,700	Year End Roll	12/16/2013
2013	101	FV	306,600	5000	7,000.	260,800	572,400	572,400		12/13/2012

**SALES INFORMATION**

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
DOREMUS DAVID	31731-281		8/18/2000		365,000	No	No			
DOREMUS DAVID/E	28625-286		5/27/1998	Family		99	No	No	A	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/31/2018	1620	Solar Pa	30,250	C					8/6/2018	MEAS&NOTICE	HS	Hanne S
3/23/2012	272	Att. Gar	16,000	C				divide existing ga	3/29/2012	Info Fm Prmt	BR	B Rossignol
7/5/2011	656	Add Bath	225,000					RENOVATE 2ND & 3RD	11/10/2008	Meas/Inspect	163	PATRIOT
4/8/2011	254	Inter-De	4,000						11/3/2005	Permit Visit	BR	B Rossignol
5/8/2009	322	Redo Bat	45,000						11/7/2000	MLS	MM	Mary M
6/9/2005	496	Addition	80,000	C		G7	GR FY07	renovate kitchen s	1/17/2000	Inspected	277	PATRIOT
3/22/2005	179	Redo Bat	15,000			G6	GR FY06		12/16/1999	Mailer Sent		
11/1/2001	817	New Wind	6,000	C				NEW WINDOWS	12/1/1999	Measured	256	PATRIOT
7/30/1992	346							DEM PRCH/ADD 8X26D				

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

APPRAISED:	904,500 / 904,500
USE VALUE:	904,500 / 904,500
ASSESSED:	904,500 / 904,500
<b>08/06/18</b>	
<b>PRINT</b>	
<b>Date</b>	<b>Time</b>
12/11/20	02:34:58
<b>LAST REV</b>	
<b>Date</b>	<b>Time</b>
12/12/18	08:55:32
<b>ASR Map:</b>	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>						<b>COMMENTS</b>						<b>SKETCH</b>						
Type:	6 - Colonial		Full Bath:	1	Rating:	Good																		
Sty Ht:	2A - 2 Sty +Attic		A Bath:			Rating:																		
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:		Very Good																
Foundation:	3 - BrickorStone		A 3QBth:			Rating:																		
Frame:	1 - Wood		1/2 Bath:	1	Rating:		Very Good																	
Prime Wall:	4 - Vinyl		A HBth:			Rating:																		
Sec Wall:			OthrFix:			Rating:																		
Roof Struct:	3 - Gambrel		<b>OTHER FEATURES</b>																					
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:		Very Good																	
Color:	GRAY		A Kits:			Rating:																		
View / Desir:			Fpl:	1	Rating:		Good																	
<b>GENERAL INFORMATION</b>						WSFlue:			Rating:															
Grade:	C+ - Average (+)		<b>CONDOS INFORMATION</b>																					
Year Blt:	1911	Eff Yr Blt:																						
Alt LUC:			Location:																					
Jurisdct:	G13		Total Units:																					
Const Mod:			Floor:																					
Lump Sum Adj:			% Own:																					
<b>INTERIOR INFORMATION</b>						Name:																		
Avg Ht/FL:	STD		<b>DEPRECIATION</b>																					
Prim Int Wall:	2	- Plaster	Phys Cond:	VG - Very Good	4.6	%	Exterior:			No Unit	RMS	BRS	FL											
Sec Int Wall:			Functional:			%	Interior:			1	7	4												
Partition:	T - Typical							Additions:	2005															
Prim Floors:	3	- Hardwood	Economic:			%	Kitchen:																	
Sec Floors:			Special:			%	Baths:	2005																
Bsmnt Flr:	12	- Concrete	Override:			%	Plumbing:																	
Subfloor:			Total:	4.6	%	Electric:																		
Bsmnt Gar:			<b>CALC SUMMARY</b>						Heating:															
Electric:	3	- Typical							General:															
Insulation:	2	- Typical	<b>COMPARABLE SALES</b>																					
Int vs Ext:	S							Rate	Parcel ID	Typ	Date	Sale Price												
Heat Fuel:	2	- Gas																						
Heat Type:	3	- Forced H/W																						
# Heat Sys:	1																							
% Heated:	100																							
Solar HW:	NO																							
% Com Wall			% Sprinkled:																					
<b>MOBILE HOME</b>						Make:			Model:			Serial #:			Year:			Color:						
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 160.0-0001-0016.A																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
3	Garage	D	Y	1	12X18	G	GD	1915		33.22	T	30	101			5,000		5,000						
More: N	Total Yard Items:	5,000		Total Special Features:												Total:	5,000							